

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel.: 213-488-9411; Fax: 213-488-9418 e-mail: zamora3@aol.com	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Iraj Moin and Minoo A. Moin Debtor(s).	CASE NO.: 1:10-10741-MT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 6/9/10	Time: 10:00 a.m.
Location: Ctrm. 302, U.S. Bankruptcy Court, Woodland Hills Courthouse, 21041 Burbank Blvd., Woodland Hills, CA	

Type of Sale: ☒ Public ☐ Private Last date to file objections:
6/2/10

Description of Property to be Sold: Single-family residence commonly known as 23345 Park Colombo, Calabasas, CA 91302

Terms and Conditions of Sale: as-is; free and clear of liens/interests; sales price \$1,730,000, subject to overbid

Proposed Sale Price: \$1,730,000.00

Overbid Procedure (If Any): see attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600
Los Angeles, CA 90071
tel: 213-488-9411; fax: 213-488-9418; e-mail: zamora3@aol.co

Date: 5/18/10

Notice of Sale of Estate Property

OVERBID PROCEDURE

i. Each potential bidder (other than the buyer ("Buyer")) proposed in the sale motion (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of Fifty-Two Thousand Five Hundred Dollars (\$52,500.00) (the "Earnest Money Deposit") made payable to Encore Escrow or Cash. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder;

(2) prior to the commencement of the Hearing, present to Trustee a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Buyer generally described in the Motion and specifically contained in the Agreement (as defined in the Motion and which is attached to the Motion);

(3) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within ten (10) days after entry of the sale order (the "Sale Order") approving sale of the real property commonly known as 23345 Park Colombo, Calabasas, CA 91302 (the "Real Property") to the highest bidder (the "Highest Bidder"), the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(4) attend the Hearing; and

ii. The initial overbid shall be a total of \$1,750,000.00, i.e., \$20,000.00 more than the sales price of \$1,730,000.00, and all additional overbids must be made in minimum increments of \$10,000.00.

If the Highest Bidder fails to close the sale escrow within twenty (20) days of entry of the Sale Order, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property.

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In re Iraj Moin and Minoo A. Moin	Debtor(s).	CHAPTER: CASE NO.: 1:10-10741-MT
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document described as Notice of Sale of Estate Property will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 5/18/10 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

United States Trustee (SV), ustpreion16.wh.ecf@usdoj.gov; Nancy J. Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com; Andrew A. Goodman agoodman@goodmanfaith.com; Marlene Leiva leivalaw@aol.com; Renee M. Parker bknotice@earthlink.net; Stefanie A. Schiff ecfcacb@piteduncan.com, John B. Acierno, ecfcacb@piteduncan.com

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On 5/18/10 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtors: Iraj Moin and Minoo A. Moin, 23345 Park Colombo, Calabasas, CA 91302
Iraj Moin and Minoo A. Moin, 4186 Dan Wood Drive, Westlake Village, CA 91362-4704

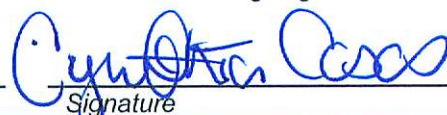
☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 5/18/10 I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

5/18/10 Cynthia Casas
Date Type Name


Signature

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ADDITIONAL SERVICE INFORMATION (if needed):

The Honorable Maureen Tighe, U.S. Bankruptcy Court, SFV Division, 21041 Burbank Boulevard, Suite 325, Woodland Hills, CA 91367

Behnaz Tavakoli, Rodeo Realty, Inc., 23528 Calabasas Road, Calabasas, CA 91302

Samuel R. Biggs, CPA, Biggs & Co., 3250 Ocean Park Boulevard, Suite 350, Santa Monica, CA 90405

Shahram Nouri, 5092 Chimineas Avenue, Tarzana, CA 91356-4351

Nick Cariglia/Issac Nouri, Rubicon Realty Co., 6949 Reseda Boulevard, #101, Reseda, CA 91335

Joel A. Sach and Monica Sach, 24735 Calle Conejo, Calabasas, CA 91302

Monica Sach, Pax Real Estate and Investment, 2239 Townsgate Road, #110, Westlake Village, CA 91361